

Authority: Toronto Community Council Report No. 11, Clause No. 2,  
as adopted by Council on October 1 and 2, 1998  
Enacted by Council: October 2, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 681-1998**

#### **To amend the former City of Toronto Zoning By-law No. 438-86 with respect to the lands known as 535 Queen Street East.**

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** None of the provisions of Sections 4(13)(c) and (d) and Section 9(1)(a) of Zoning By-law No. 438-86 being “A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the use on the *site* of the building which existed on the *site* in 1997, for *dwelling units* and/or *live-work units*, together with *accessory parking spaces*, provided:

- (a) the *lot* on which the building is located comprises at least the *site*;
- (b) no part of the building, above *grade*, is located otherwise than wholly within the area delineated by the heavy lines on Map 2 attached hereto;
- (c) the total combined number of *dwelling units* and *live-work units* contained within the building does not exceed eleven;
- (d) the *residential gross floor area* of the building does not exceed 1 800 square metres and the building is used only for the purpose of *dwelling units* and/or *live-work units*; and
- (e) a minimum of 8 *parking spaces*, including one *visitor's parking space*, *accessory* to the *dwelling units* and *live-work units* are provided on the *site*.

**2.** For the purpose of this by-law:

- (a) “*site*” means those lands delineated by heavy lines on Map 1 attached to and forming part of this by-law;
- (b) *visitor's parking space* means a *parking space* reserved at all times for visitors to the building, individually designated by means of a clearly visible sign as being for the exclusive use of visitors to the building and having the way thereto designated by means of clearly visible signs on all driveways or passageways leading thereto from the street; and

- (c) each other word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this 2nd day of October, A.D. 1998.

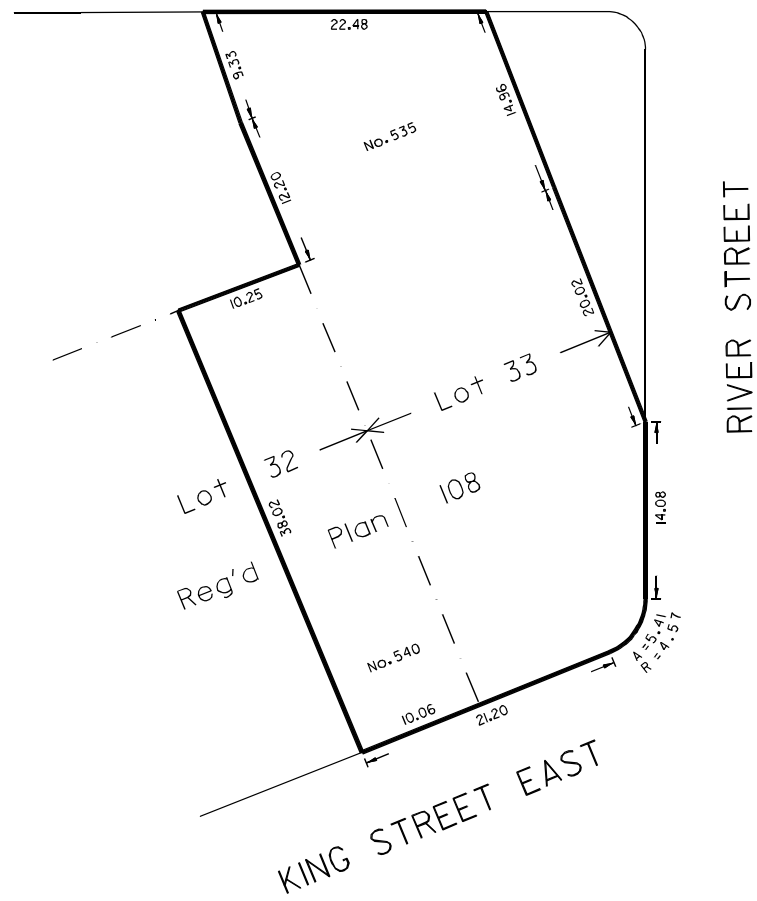
CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## MAP 1

QUEEN STREET EAST



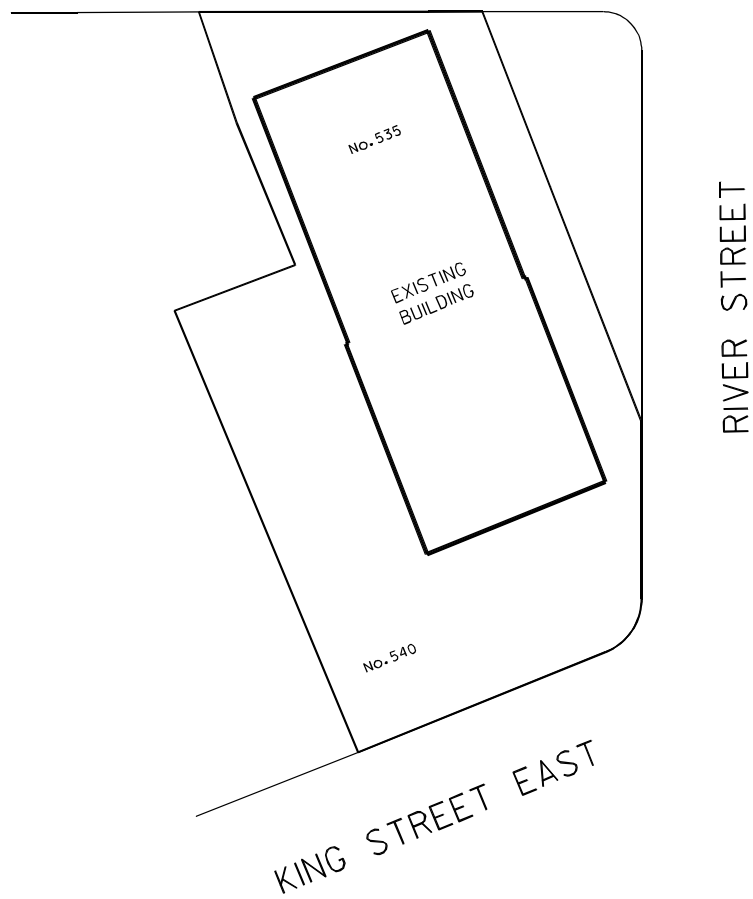
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SURVEY AND MAPPING SECTION  
TORONTO  
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SEPTEMBER, 1998  
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## MAP 2

QUEEN STREET EAST



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WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SECTION  
TORONTO SEPTEMBER, 1998  
BL2/535QUEE2.DGN  
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